

## Public Comment Tracker- Zoning Informational Meeting (Florence) 3/7/07

Date Comment	Citizen or group who submitted comment	Contact Information	Comment Status*	Comment summary	Response	Notes
3/7/2007	Unknown	Unknown		How will the PD work with Missoula County?	Staff is beginning the discussion with them	
3/7/2007	Unknown	Unknown		Is it too late to zone?	As a planner, its never too late to zone.	
3/7/2007	Unknown	Unknown		Will Voluntary zoning districts be allowed to keep their standards?	Yes, unless the owners within the district choose to accept whatever zoning is formulated for the area.	
3/7/2007	Unknown	Unknown		What tools will be available to Planning Committees?	Basic information at this time: maps, some existing conditions. Other information and data as it is made available.	
3/7/2007	Unknown	Unknown		Will each PC get to vote?	It depends. A formal structure for PC's should first be worked out.	
3/7/2007	Unknown	Unknown		How are planning area 'border' issues worked out?	Each PC must work with the adjoining PC to develop a system that best accommodates border issues	
3/7/2007	Unknown	Unknown		How will the Wildland Urban Interface (WUI) play into the zoning process?	Each PC should consider WUI issues as they formulate the plan for their area.	
3/7/2007	Unknown	Unknown		Are funds available from state and federal levels for roads?	There are possibilities, but they have not been investigated to their fullest extent. Staff recommends attending the financial resources work group meetings on Fridays.	

3/7/2007	Stewart Brandborg			Will consensus be reached through this process?	We certainly hope so. That's what good planning strives for.	
3/7/2007	Unknown	Unknown		Does the Planning Department expect a rush to subdivide before zoning is in place?	There is that kind of potential, but we are expressly prohibited from putting a moratorium on subdivisions	
3/7/2007	Unknown	Unknown		What if interim zoning expires before permanent zoning is in place?	We will strive to complete the permanent zoning process within the interim zoning timeline, as projected in the countywide zoning workplan. Also, the more effort and time citizens invest in the process, the quicker it should go.	
3/7/2007	Unknown	Unknown		How will permanent zoning protect water resources?	It depends to a large degree on how each Planning Committee moves through the zoning process. The Planning Department will provide the best available data.	
3/7/2007	Unknown	Unknown		How much will it cost to implement zoning?	No detailed budget is currently available.	

## Public Comment Tracker- [Zoning Informational Meeting \(Hamilton\) 3/21/07](#)

Date Comment Received	Citizen or group who submitted comment	Contact Information	Comment Status*	Comment summary	Response	Notes
3/21/2007	Ed Renoult	Unknown		Who establishes the Growth Policy (GP)?	The GP was adopted in 2002 by the Board of County Commissioners (BCC) and amended in 2004. Its goals and policies were established by the citizens.	

3/21/2007	Ed Renoult	Unknown		What is a GP?	A GP is an overarching land use policy, similar to a master plan or comprehensive plan in other states.	
3/21/2007	Unknown	Unknown		What are some potential pitfalls to zoning?	Zoning that doesn't do what it was intended to do. (i.e. when a regulation is written in one way, but has unintended consequences when interpreted another way). Another potential pitfall would be finding the best way to create a zoning resolution which is generally agreeable to the greatest number.	
3/21/2007	Unknown	Unknown		What is the proposed zoning timeline?	Please review the zoning workplan and timeline, on this website.	
3/21/2007	Unknown	Unknown		Are there any funding possibilities?	The current budget has limitations, but the BCC have provided some extra financial resources to conduct the land capability/suitability analysis and provide help with the public process. The financial working group is also looking into other funding opportunities, they meet every other Friday or so.	
3/21/2007	Phil Romans	Unknown		What are the rules for zoning until permanent zoning is in place?	The County currently has 38 Voluntary Zoning Districts (VZD) that regulate lands within a specific area. The entire County is also subject to the interim zoning regulation limiting lot sizes in new subdivisions to at least 2 acres in size. There may also be covenants on specific parcels - check with the Clerk and Recorder.	

3/21/2007	Phil Romans	Unknown	Are there any setbacks currently in place? Specifically for stream sides?	Setbacks may be established currently on properties located in VZD's or properties subject to covenants - again, check with the C & R. No regulations currently exist for streamside setbacks, though a committee to review streamside setback proposals is forming. Planning Staff anticipate looking at streamside setbacks in more detail during phase 2 zoning.
3/21/2007	Bill Grasser	Unknown	There are so many people with so many different opinions, it seems difficult to achieve broad-based consensus. How will the planning department work towards this end?	Most likely, every single person in the County won't agree with the end result, but by emphasizing public involvement, making data widely available, and keeping citizens informed, we hope to build as broad a based consensus as possible.
3/21/2007	Tom Baliss	Unknown	How will big box stores be managed? I don't want to see Highway 93 look like Reserve Street in Missoula.	The focus of phase one zoning does not anticipate detailed standards for "big-box" stores, but it does establish use distinctions. A group of students from the U of M are looking into planning along highway corridors.
3/21/2007	Tom Baliss	Unknown	How will zoning address the natural environment?	This is ultimately left to the people involved in the crafting of maps for their respective planning area. The Planning Department will provide the best available data and that data should be used to direct development to places where it is most appropriate. In this way, people will be able to preserve sensitive environmental features.

3/21/2007	Mike MacArther	Unknown		What role will variances play? Will they be allowed?	State Law requires provisions for variances in all zoning regulations (for example the existing 1 per 2 interim zoning). However, state law allows each political subdivision the opportunity to define what the criteria to judge variances will be. That criteria should be reviewed by each planning committee.	
3/21/2007	Darlene Grove	Unknown		To what extent will the GP tools be used to guide the zoning process?	The Planning Department still keeps the tools document available. The items in this document should be used for topics of discussion and should help frame the goals of zoning.	
3/21/2007	Unknown	Unknown		How will each of the county's appointed boards (planning board, parks board, etc..) be integrated into the zoning process?	The boards are already working closely together to track zoning and other planning related topics. For example, a park board member currently sits on the planning board as an ex officio member.	
3/21/2007	Unknown	Unknown		Is there an established Countywide transportation plan?	Nothing solid. Its not a top priority for phase 1 zoning, but should be looked at in more detail during phase 2.	
3/21/2007	Roger DeHaan	Unknown		State law seems to allow protest to newly created zoning districts. What are the requirements for protesting zoning?	40% of the affected freeholders in each zoning district have to sign a written statement of protest. But the goal here is to be inclusive so that we can avoid protest.	
3/21/2007	Curtiss Cook	Unknown		How will zoning be administered and enforced? Will it require permits?	Most zoning does require a compliance and permitting officer. Because, we do not have building codes, Ravalli County will most likely end up with a compliance officer. The duties of such person will be outlined in the regulations and this individual will also act as the enforcement officer.	

3/21/2007	Chip Pigman			How will housing affordability be addressed?	The current Draft zoning regulations are fairly bare bones. There is some discussion around Planned Unit Developments (PUD) and conservation developments where there may be incentive to create smaller, more affordable, lots.	
3/21/2007	John Ormiston	Unknown		How will existing VZD's be addressed?	Each VZD will have the option of keeping its own standards or of meshing in with the surrounding zoning.	
3/21/2007	Ben Hillicoss			Can groups gather to protest in each district, or do they have to protest the entire zoning document?	The protest provision details will require legal assistance. The County attorney would need to look into this in the event it comes up.	
3/21/2007	Jim Rokosch	Unknown		How soon can Planning Committees expect help from the Planning Department/ Board? People are ready to go!	The Planning Department recognizes that some groups are ready to go. However, we want to ensure that the process is equitable and ready before we go to the next level.	
3/21/2007	Curtiss Cook	Unknown		When zoning regulations are finished, will new VZD's be allowed.	Rezoning requests will be available and some sort of zoning overlays may be appropriate in some instances. However, we would hope that peoples energy be focused on the countywide zoning process to achieve what they want in their neighborhood, rather than applying VZD standards after zoning regulations are in place.	
3/21/2007	Kathleen Driscoll	Unknown		Can the zoning regulations be amended?	Yes. They can be called 'amendments' or 'rezones'	
3/21/2007	Steve Hall	Unknown		Is it possible to do a VZD concurrently with the Countywide zoning process?	Yes, the BCC must respond to VZD requests. However, again, we hope that peoples energy be focused on the countywide zoning process to achieve what they want in their neighborhood, rather than working separately on a specific VZD.	

3/21/2007	Tonia Bloom	Unknown		Are zoning districts already established?	The Land Use Subcommittee of the Planning Board has made good progress in developing a draft set of regulations, including descriptions of proposed zoning districts. Each Planning Committee will have the opportunity to review and comment upon the draft regs.	
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## Public Comment Tracker- Zoning Informational Meeting (Darby) 3/14/07

Date Comment Received	Citizen or group who submitted comment	Contact Information	Comment Status*	Comment summary	Response	Notes
3/14/2007	Unknown	Unknown		How will Planning Committee (PC) members be selected? Will the Public Involvement Plan work group be picking them?	That process is still being worked out. Several options include: appointment by BCC or Planning board; or self-selection.	
3/14/2007	Unknown	Unknown		When will PC's be established?	As soon as is possible, but again all the folds aren't ironed out. We seek to establish a good process for PC's, and it will take more time. Please attend public involvement workgroup sessions on Mondays at 12.	
3/14/2007	Unknown	Unknown		What is the criteria for the land capability/suitability analysis?	We're just starting the evaluation of this part of the project. We've disseminated a Request For Proposals for data analysis and they are in the process of getting back to us.	
3/14/2007	Unknown	Unknown		Will incorporated municipalities be consulted?	Absolutely. The county must work with these areas.	

3/14/2007	Unknown	Unknown		Will subdivisions in close proximity be subject to that towns building codes?	Again, the incorporated towns and the County should work closely together.	
3/14/2007	Unknown	Unknown		Will building codes and permits be looked at through the zoning process?	The BCC has expressed an interest in this area. However, because of competing priorities, its not high on the list of things to do.	
3/14/2007	Unknown	Unknown		A study was completed for Gallatin and Flathead Counties. It appears that development does not pay for itself.	Different types of development create different impacts. The impacts of Commercial, Industrial, Residential, and Agriculture should be looked at in detail in Planning Committee meetings.	
3/14/2007	Unknown	Unknown		Where did the census data come from that is in the slideshow?	The Census and Economic Information Center (CEIC)	
3/14/2007	Unknown	Unknown		Population increases appear to cause growing pains. How can we best manage growth?	Zoning can help to manage growth. Sustainability, though a worthy discussion topic for Planning Committees, is not a primary topic, especially during phase 1.	
3/14/2007	Unknown	Unknown		If a purpose of zoning is to define the "saturation point" of homes in the county, how do we define private property rights?	There are fundamental private property rights inherent in land ownership. Zoning is one method to help better define these rights.	
3/14/2007	Chip Pigman			There are few affordable homes left in the Bitterroot. One way of creating affordable homes is to create denser residential development. It is truly a paradigm shift in thinking for the citizens in that we cannot keep creating large lots and also expect our kids to be able to stay in the Valley and purchase these lots.	Thanks for the Comment.	



3/14/2007	Unknown	Unknown		Please explain the function of PC's in more detail.	Again, we are still working on it. A worthy forum on the discussion of PC's is the Public Involvement Plan workgroup sessions on Mondays at 12.	
3/14/2007	Unknown	Unknown		How will non-conformities be dealt with? (Staff Note: a 'nonconformity' or 'non-conforming use' is a use that does not comply with the provisions of a zoning district, but was created before the adoption of zoning.	That is yet to be determined. A superb forum for this discussion happens at the Land Use Subcommittee meetings on Thursdays.	
3/14/2007	Unknown	Unknown		Will property taxes increase because of growth?	Taxes are set primarily by the state. The County's limited taxing authority would be through the establishment of levys or bonds/	

\* Comment status refers to whether or not a comment was incorporated into the project or plan